



*Brian Harkins
Estate Agents*

86 RANKIN STREET, GREENOCK, PA16 7JN

OFFERS OVER £52,500

C/TAX BAND: A

2 BEDROOM APARTMENT

EPC BAND: C

An excellent opportunity to purchase this delightful two-bedroom, LOWER QUARTER VILLA .This property would make an excellent purchase for any First Time Buyer, Professional, Couple or Buy to Let Investor, offering fine ready to walk-in and generously proportioned accommodation.

The accommodation comprising of Welcoming Reception Hallway with two large storage cupboards, Laminate flooring throughout. A front facing Bright Lounge with feature Large window formation to front, Alcove storage and feature fireplace, Laminate flooring throughout.

Modern Kitchen complete with a range of wall and base mounted units, Gas Hob and Oven, Tiling around units.

The property has two good sized Double Bedrooms both looking onto rear garden, both with Laminate flooring throughout.

Family Bathroom with three piece white vanity bathroom suite with over bath wall mounted shower and screen, Tiling Throughout.

The specification of the property includes Gas Central Heating and Double Glazing.

Private front and side Garden grounds laid mainly to lawn with surrounding hedges.

Viewing in essential to appreciate accommodation and locale on offer.

Lounge

14'1" x 11'3" (4.30m x 3.43m)



Kitchen

10'0" x 11'11" (3.07m x 3.65m)



Bedroom 1

9'7" x 12'4" (2.93m x 3.78m)



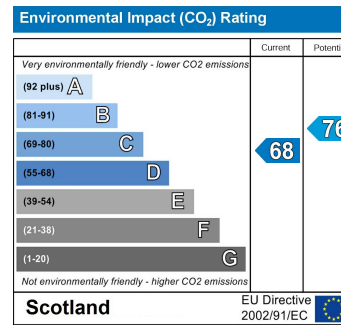
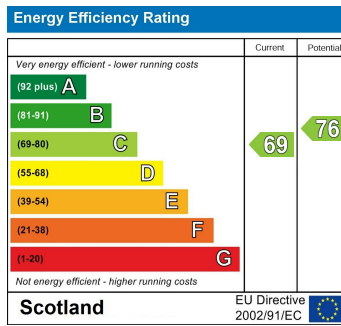
Bedroom 2

10'11" x 12'10" (3.33m x 3.92m)



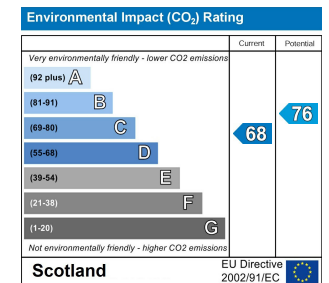
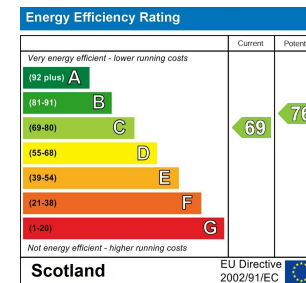
Bathroom

5'10" x 5'5" (1.80m x 1.66m)



IMPORTANT NOTE TO PURCHASERS:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



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